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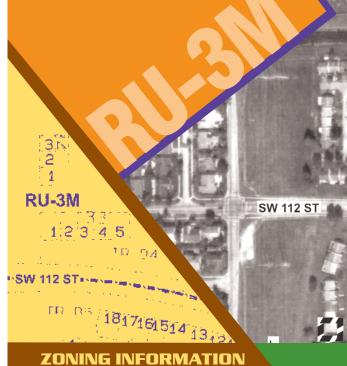
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02/2006

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."



Allows every use permitted in RU-1, RU-1M(A), RU-1M(B) and RU-2, RU-3 and RU-TH district.

- Swimming Pools
- Sheds
- Carports
- Private Garages

A Public Information Service of Miami-Dade County Department of Planning and Zoning

111 N.W. First Street, Miami, FL 33128-1974 Monday-Friday, 8am-5pm, 305-375-1808

Questions AND ANSWERS

Typical SITE PLAN

What is Zoning?

Zoning controls the use and development of land and buildings for the health, welfare and safety of the community.

What is Setback?

A setback is the required minimum horizontal distance between the front, sides, and rear of the lot to the building.

What is lot coverage?

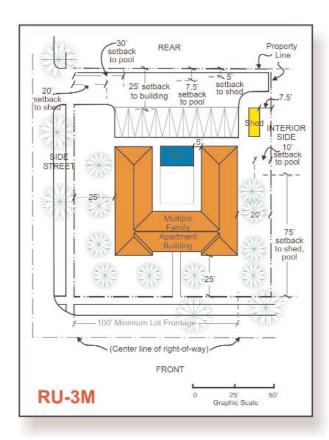
It is the percentage of the overall area of the site that the building occupies. (building area under roof at ground level/total lot area = lot coverage percentage.)

<u>Can I operate a business out of my</u> apartment unit?

Yes. An office that does not generate any customer traffic may be permitted, subject to the restrictions and limitations of Section 33-25.1.

Multiple family housing developments shall be permitted only after an administrative site plan review to ensure compliance with all RU-3M district requirements and site plan review criteria.

The regulations contained herein are general in nature and are subject to change as deemed necessary by the Board of County Commissioners. It is advisable to contact Department of Planning and Zoning, Information Center at (305) 375-1808 to ascertain whether more restrictive regulations may apply to specific developments.





Maximum Lot Coverage

Maximum lot coverage shall be 30% of net lot area.

Minimum Lot Area, Frontage

Minimum area of land shall be 16,884 square feet, having a minimum frontage of 100 feet.

Maximum Number of Units (Density)

The maximum number of dwelling units shall be determined on the basis of a total of 12.9 dwelling units per net acre.

Building Height, No. of Stories, Floor area Ratio (FAR) and Open Space

The maximum height of a building in this district shall be 2 stories and shall not exceed 35' in height. FAR shall not exceed .30 for a 1 story building, and .50 for a 2 story building. On each lot there shall be provided open space equal to at least 25% of the total lot area.

Landscaping and trees shall be provided as per Chapter 18A of the Miami-Dade County Code.

Principal Building Setbacks

| Front | 25' |
|---------------|-----|
| Rear | 25' |
| Interior side | 20' |
| Side Street | 25' |

Between buildings 20' (no openings)

30' (where opening provided)

Accessory Use Setbacks (utility sheds, gazebos, etc.)

| Front | 75' |
|-------------------|-----|
| Rear | 5' |
| Interior side | 7.5 |
| Side street | 20' |
| Between buildings | 10' |

Fences, Walls and Hedges*

Maximum height permitted 6 feet*.

^{*} In certain instances, the height may be limited to 2.5' for visibility at intersections or within 10 feet of either side of driveways.